

Craig Lewis explained true cluster development and questioned how many acres determined a rural lot. Mr. Lewis will present the open space concept and draft some language on the subject.

Additional topics addressed:

- Dan Mikkelson described pedestrian scale lighting.
- Additional provisions must be addressed for adult establishments.
- Housing services for the elderly are a concern.
- Diane Dillon Hooper will submit to Joe Morris some specific areas that may require corrective zoning.

**The next LDOC meeting will be September 16, 2004.**

dm



September 2, 2004

**Subject: The Land Development Ordinance Committee**

The Land Development Ordinance Committee (LDOC) met Thursday, September 2, 2004 in the Council Chamber at City Hall to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, Karen Alexander, George Busby, John Casey, Ronald Fleming, Mark Lewis (Co-chair), Edward Norvell, Rodney Queen, John Safrit, Jeff Smith, Bill Wagoner, Dee Dee Wright, Diane Young, and Craig Lewis (The Lawrence Group) **Staff Present** – Janet Gapen, Dan Mikkelson, Diana Moghrabi, Joe Morris, David Phillips, Lynn Raker, Patrick Ritchie, John Vest and Craig Lewis (Lawrence Group). About 10 members of the public attended including Jay Dees, Diane Dillon Hooper and Ken Weaver.

The meeting was called to order, with Mark Lewis, Co-chair, presiding. The minutes from the August 19 meeting were accepted as written. The Chapter 2 discussion continued from previous meeting.

Edward Norvell acknowledged that the audience in attendance today supports the current SFC (Single Family Conservation) district and they have concerns about how it will translate to the new ordinance. There had been a "cut and paste" error in the draft of Chapter 2 and Mr. Craig Lewis will make the necessary changes. GR, General Residential, (replaces SFC) and will not allow manufactured housing; manufactured housing will be allowed in RR.

There was a great deal of concern about building duplexes and converting single-family homes to duplexes in the current SFC district. The committee spoke of the capabilities of design review and the HPC (Historic Preservation Commission) to protect these neighborhoods. Many residents were not comfortable with the two-family residential option in the new GR district. Some members of the committee felt that the Vision 2020 design standards could present attractive looking duplexes that appear to be large single-family homes. One of the options discussed was to allow duplexes in new development and not as infill housing. New development was defined as a new block or redevelopment of a block.

Due to some existing conditions, small area planning studies may identify areas that should be rezoned.

Next, the committee discussed curbing standards and on-street parking in the UR or Urban Residential District.